

LANDMARKS and HISTORIC DISTRICTS BOARD

Meeting Minutes April 19, 2016

Town Council Conference Room, Second Floor

Southampton Town Hall, 116 Hampton Road, Southampton

Board Members Present: Sally Spanburgh, Stephanie Davis, Ed Wesnofske, Bill Heine, Sarah Pleat, Sheila Comparetto, Nancy Mullan, Susan Sherry Clark, Janice Jay Young* (*LHDB Membership Oath Renewal Needed)

Liaisons: David Wilcox, Planning Director; Janet Johnson, Administrative Support

Guests:

- Keith Boyce – Representing 70 Cedar Ln, Remsenburg
- Julie Burmeister – Bridgehampton CAC

MEETING AGENDA

Meeting called to order at 7:01 pm.

The approval of the March minutes was adjourned to the May meeting.

CONSTRUCTION PERMIT APPLICATIONS

70 Cedar Lane, Remsenburg – Member Davis drafted and circulated a property narrative prior to the meeting. The structure has had many additions; the dwelling is not visible from the street, only from the bay. The property does not appear to meet any criteria for landmark designation consideration. The LHDB reached consensus not to object to the construction application.

DEMOLITION PERMIT APPLICATIONS

206 Maple Lane, Bridgehampton – Member Wesnofske drafted and circulated a property narrative prior to the meeting. The structure was built in 1891 by and for Thomas C. Topping, a local mason. The last owner purchased the house in 2015 for \$1.3 million wanted to renovate and preserve the dwelling, but after interior demolition and a new roof the rear corner collapsed in December of 2015. The structure had been identified in the 2014 Historic Resources Survey. Guest Julie inquired about the re-use of the bricks. Member Wesnofske recommends not re-using bricks in a structural capacity. The LHDB has concerns that the loss of the historic resource may have been due to work done without permits and also unlicensed contractors. The LHDB reached consensus not to object to the demolition application.

CONSTRUCTION PERMIT APPLICATIONS

52 Ludlam Ave, Riverside – Member Young drafted and circulated a property narrative prior to the meeting. The LHDB reached consensus that the structure does not appear to meet landmark eligibility and does not object to the construction application.

27 Lockwood Ave, Bridgehampton – Future Work Opinion – Member Spanburgh shared history relative to the property. The proposed work will be in keeping with the historic home and appreciates having the opportunity to provide advanced input.

14 Shinnecock Road, Hampton Bays – Member Pleat drafted and circulated a property report prior to the meeting and noted the property was listed in the Historic Resources Survey (PQ-26). The proposed solar panels will not be visible from the road and conform to the National Trust for Historic Preservation’s “Design Guidelines for Solar Installations.” The LHDB reached consensus not to object to the application.

PASSED APPLICATIONS

1. 18 Bayview Terrace, North Sea
2. 73 Inlet Rd West, Shinnecock Hills
3. 162 Jobs Lane, Bridgehampton
4. 22 Squiretown Road, Hampton Bays
5. 27 Lockwood Avenue, Bridgehampton

CERTIFICATE OF APPROPRIATENESS APPLICATIONS – None.

REFERRALS

42 River Ave, Eastport CPF Acquisition – Member Spanburgh did more research relative to the property ownership; Richard C. Tuttle was the first owner. The property appears to be landmark eligible for architectural reasons. However, its current condition prohibits landmark designation. CPF is interested in buying the property and clearing it. The LHDB does not currently have resources (man-power, insurance, facilities) to manage dismantling/storage/relocation/reconstruction activities for this or any other historic resource. Therefore, the LHDB does not object to the clearing of the property, but strongly recommends the subdivision of the property and donation of the residence for rehabilitation over outright removal.

Estates at Remsenburg, Planning Board Referral – Members Spanburgh and Davis attended the Planning Board Meeting March 24th which included a Public Hearing for this property. The current drawings include a note calling for the historic home, built in the 1700s for Abraham Halsey to be removed and replicated. The attorney for the applicant stated this was a mistake and that the owners intend to restore the residence. There is concern that the property is being neglected because windows are left open year-round and there is a hole in the roof. The LHDB maintains its recommendation (since 2011) that the property be preserved.

PENDING LANDMARK APPLICATIONS

1. **533 David Whites Lane, North Sea** – Designated as a local landmark March 22, 2016.
2. **628 Ocean Road, Bridgehampton** –CPF Advisory Board review pending.
3. **576 Head of Pond Road, Water Mill** – Designated as a local landmark April 12, 2016.
4. **59 Shinnecock Road, Hampton Bays** – Public Hearing scheduled for June 14, 2016, 1:00pm.
5. **130 South Country Road, Remsenburg** – The designation materials are complete. Waiting for owner (Town) consent. Hoping for LHDB vote at May meeting.

OTHER MATTERS

1. Demolition and Construction List Update - Member Clark found a few structures that had not been reviewed. The list will continue to be updated.

2. Town's 375th Anniversary Documentary Update – Member Pleat found a mistake and needs to revise it and will then redistribute.

3. ZBA/PB/ARB/CB Pending Applications - None. During the Estates at Remsenburg Public Hearing March 24, 2016, it was noted that LHDB opinions/recommendations are better received at public hearings rather than through letters/reports.

4. Tupper Boathouse, NS Update – A Tupper Committee meeting has not been held in some time. There is a smaller sub-group that meets regularly. Work relative to the lifting and stabilizing of the structure is ongoing.

5. Update of LHDB Web Pages and ST Historic Resources Map – The Historic Resources Map needs to be updated with the two new landmarks.

6. Ellis Squires Sr. House – Member Pleat will address this task once the 375th project is complete. Member Spanburgh needs to review the history of this task with Member Pleat.

7. 2015 LHDB Activity Report-Member Wesnofske handed out an updated report for the LHDB to review. Member Spanburgh pointed out the changes that were made.

8. Madoo Conservancy Restoration/Renovation Work – This discussion was complete at the last meeting; this item can be removed from the agenda.

9. Brewster House, 1380 Flanders Road, Flanders –The current owners purchased the property approximately two years ago with purported intentions of restoring the main structure and turning into a Bed & Breakfast type facility. However, the property has been neglected and local community groups have insisted that the town treat it as a blighted property. As a result, a public hearing will be held Tuesday, May 10, 2016 to discuss the Town's demolition and clearing of the property at the owner's expense. Member Young encouraged the LHDB to attend the public hearing.

10. 414 Hedges Lane, Sagaponack (Deacon David Hedges House) – CPF Historic Preservation Easement Acquisition Referral. CPF has requested input from the LHDB on the non-negotiable terms of a historic preservation easement for this property. Member Spanburgh spoke of the property's history and shared exterior photos. The LHDB discussed the property and concluded needing more information regarding the structural integrity of the residence before being able to endorse the acquisition and provide feedback to CPF. Member Spanburgh will inquire about a tour of the property.

Meeting Adjourned at 9:05 pm.

NEXT MEETING: May 17, 2016 at 7:00 pm.

Submitted by Janet Johnson; edited by Sally Spanburgh.